

Date Routed _____
Dates Reviewed _____
Reviewed By _____

Town of Estes Park Department of Building Safety

Residential Plan Review Checklist - 2003 IRC

Permit Number _____

Address: _____

(Redline items require additional submittals/responses) Red= Redline No=No or N/A

Codes Analysis

Red No Yes

- Is Job description recorded on application? *
- Is regulating code determined and recorded on application?
(Includes year/cycle)*
- Is IRC the appropriate regulatory code? (Design of Building)*
- Is type of construction determined and recorded on application?
(Admin. Policy/Local Amendment)
- Is occupant class determined and recorded on application?
(Admin. Policy/Local Amendment)
- Is occupant load (dwellings) determined and recorded on application?
(Admin. Policy/Local Amendment)
- Is minimum design wind speed recorded on plans and application?
(Table 301.2.1)(Wind Speed: 105 mph, exposure C, 3 second gust)
- Is minimum floor load determined and recorded on application?
(Local Amendment, Res. min. 40 psf., 502.3.1)
- Is minimum deck load determined and recorded on application?
(60/100 hot tub)
- Is minimum roof live load determined and recorded on plans and application? (Local Amendment, Table 301.2.1)*
 - 40 psf to 8000 feet elevation.
 - 50 psf 8001 to 9000 feet elevation.
 - 70 psf above 9000 feet elevation.
- Is number of levels determined and recorded on application? *
See basement and grade plane definitions IBC 502.1
 - Basement 1st Story
 - 2nd Story 3rd Story
- Are square footages of all areas determined and recorded on application?
 - Basement Garage
 - 1st Story Decks
 - 2nd Story Porches
 - 3rd Story Balconies

Red No Yes

Red No Yes

- Is distance to property line shown?
 - Minimum required to lot line or other structure per R302.1?
 - Projections comply?
 - Openings per R302.2 comply?
 - Penetrations per R302.3 comply?
- Are there attached dwelling units requiring separations?
 - Are dwelling separations shown?
 - Do dwelling separations comply with requirements of R317?
 - Are fire resistance rated construction separations shown?
(Local Amendment)
 - Are copies of listings and fire stop systems included?
(Admin. Policy)
 - Is the requirement to provide a fire stop contractor noted on review? (Admin. Policy)
 - Are there detached accessory structures requiring separation?
 - Are these permitted accessory uses?
 - Are minimum required distance separations shown?
(Local Amendment)
 - Do they comply?
 - Are fire resistance rated construction separations shown?
(Local Amendment)
 - Do they comply?
 - Are utilities shown? Water, Sewer, Electric, Gas
 - Water/Sewer lines have distance required?
 - If cross, sleeve min. 10' each side.
 - Are submittals complete enough for review

* Provide additional information in policy and procedure manual

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Foundation Plan

Type of foundation system?

- Concrete R404.1
- ICF (Note: thermal barrier) R404.4.7
- Masonry R404.1.1
- Wood R402

How is foundation system designed?

- Engineered (Includes proprietary systems like ICF)
- Prescriptive (Min. Req. Larimer County standards, Local Amendment)
- Combination of engineered and prescriptive

Red No Yes

Does frost depth comply with Table 301.2(1)? (Minimum 30")

Are width and depth of footings adequate? (Min. Req. Larimer County standards- Local Amendment)

Red No Yes

- Min. 8x16 w/ one floor bearing
- Min. 10x20 w/ two floors bearing
- Min. 12x24 w/ three floors bearing

Is footing reinforcement adequate? (min. 2-#4's for masonry-Larimer County Standards – Local Amendment)

Are widths & heights of foundation walls adequate?

Red No Yes

- Min. 6" less than 3' in height
- Min. 8" over 3'

Is foundation wall reinforcement adequate? (Larimer County Standard – Local Amendment)

Red No Yes

- < 3' 1 #4 top & bottom R403.1.3.1
- ≥ 3' & < 5' 3 #4 spaced equally
- ≥ 5' & < 7' 4 #4 spaced equally
- ≥ 7' & < 9' 5 #4 spaced equally

Red No Yes

Does foundation require engineering? (Engineering required before permit issuance)

No Yes

- Details less than Larimer County standards (Local amendment)
- Walls greater than 9'-0" from top of foundation to top of footing in height (Local amendment)
- Dissimilar foundation types? SOG attached to heated structure with frost protection?
- Habitable space on pier foundation (Enclosing decks/porches and new construction)
- Structure located on fill R401.2?
- Foundation pinned to bedrock?
- Riparian areas require engineering?
- Geo Hazard area require engineering?
- Flood Plain areas require engineering?

Do foundation anchor bolts comply with 403.1.6?

Red No Yes

- Diameter (Min 1/2")
- Embedment (Min. 7" in concrete)
- Spacing (Max 4' o.c. - Local amendment)

Are interior pads adequate? (4000 psf bearing capacity R401.4.1)

Note that interior pads & thickened slabs require inspection? R109.1.1

Is garage/carport slab sloped per R309.3 (1/8" or 1/4" per ft.)?

Is sill plate decay resistant (min. 2x4 R404.3) (R319.1#3)

Are there beam pockets? R319.1 #4

Red No Yes

- Wood - Decay resistant or min. 1/2" space top, side, end and bottom protected.
- Wood – Comply w/minimum bearing requirements
- Steel – Comply w/minimum bearing requirements

Is Uffer ground located on Site & Foundation Plan? NEC

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Red No Yes

Is dampproofing required? R406.1

Red No Yes

By design?

Enclosing habitable or usable space below ground? R406.1

By engineering? R406.2

By site conditions? R406.2

Riparian area?

Flood plain area?

Drainage plan?

Is foundation perimeter drain required? R405.1

Red No Yes

By design?

Enclosing habitable or usable space below ground? R405.1

By engineering?

By site conditions?

Riparian area?

Flood plain area?

Drainage plan?

Is Radon mitigation required? IRC Appendix F

By design?

Does it comply with minimum requirements of appendix F?

Is foundation plan approved as submitted?

Structural Floor Plan-First Level

How is floor designed?

Slab on grade (S.O.G.) Minimum 3.5" R506.1

Structural Floor

Red No Yes

Are floor joists sizes and spans adequate? R502.3

Wood in contact with concrete decay resistant or treated? R319.1 #7

Are posts/columns adequately sized?

Is a decay resistant plate/connector shown? R407.1

Are beams adequately sized?

Are post/beam connections shown to resist uplift? R502.9

Red No Yes

Is waterproofing required?

Red No Yes

Rim board or continuous blocking shown for bearing system? R502.7

Is the floor sheathing adequate? R503.2

Does the under floor space meet the requirements of R408?

Red No Yes

Ventilation? R408.1

Red No Yes

Unconditioned space? R408.2

Vents (1 sq. ft. for every 150 sq. ft. of area, within 3' of each corner)

Conditioned space? R408.2 #5

Insulated per Energy compliance

Foam Plastics require 15 min. thermal barrier. R314

Ground covered w/vapor retarder material

Red No Yes

Access? (Floor min. 18"x24", Wall min. 16"x24") R408.3

Distance to grade? R319.1

Floor joists <18" require decay resistant

Girder <12" require decay resistant.

Are there cantilevers? R502.3.3

No Yes

Adequately spanned? R502.3.3(1)

Deck load? R502.3.3(2)

Roof load? R502.3.3

Do bearing points transfer loads to the foundation or pads?

Is Structural Floor Plan-First Level approved as submitted?

Structural Wall Plan – All Floors

Red No Yes

Are wall studs adequately sized? Table R602.3 (5)

Red No Yes

Supporting roof & ceiling only, min. 2x4 @ 24" o.c.

Supporting floor, roof & ceiling, min. 2x4 @ 16" o.c.

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- Supporting 2 floors, roof & ceiling, min. 2x6 @ 24" o.c.
- Are the walls designed to the climactic and geographic design criteria for Estes Park (Wind Speed; 105 mph, exposure C, 3 second gust) Table 301.2 Height:

Red No Yes

- Are there exterior walls or interior bearing walls > 10' wide and 10' tall, Or 10' tall without structural sheathing R 602.3.1

No Yes

- 12 foot wall allowed if increase by 1.20 R301.3 (1)
 Engineering submitted? (Required before releasing)

Bracing:

Red No Yes

- Are doors and windows shown?
 Are braced wall panels shown or dimensions provided?
 Are interior braced wall panels shown? R602.10
No Yes
 Spacing & at each direction? R602.10.1.1
 Do walls comply with Table R602.10.1?
No Yes
 Each floor percentage sufficient Category C?
 Are exterior walls & interior bearing walls adequately braced? R602.10 (All exterior walls are bearing)
 Engineered
 Prescriptive Table R602.10.1

Criteria

No Yes

- Begin braced wall line max. 12' from end. R602.10.1
 Max. 4' single offset. R602.10.1
 Max. 8' total offset. R602.10.1
 Max. 35' on center. R602.10.1.1

Method R602.10.3

No Yes

- #1. Diagonal 1x or metal braces <60° & > 45°
 #3. Wood structural sheathing
 ≥5/16", min. 48" wide (3 studs) for 16" o.c.framing.

- ≥3/8", min. 48" wide (2 studs) for 24" o.c. framing.
 #5 1/2" Gypsum Bd. @ 7" o.c./sheathing fastened R602.10.3
 Other R602.10.3

No Yes

- Continuous structural sheathing Table 602.10.5 (interpolation allowed)

- 8 foot wall
 48" wide if opening height 100%
 32" wide if opening height 85%
 24" wide if opening height 65%

- 9 foot wall
 54" wide if opening height 100%
 36" wide if opening height 85%
 27" wide if opening height 65%

- 10 foot wall
 60" wide if opening height 100%
 40" wide if opening height 85%
 30" wide if opening height 65%

- Combination of engineered and prescriptive.
 Garage w/roof only, 4:1 ratio (exception b)

Red No Yes

- Are there cripple walls? R602.9

No Yes

- Over 4 feet tall, same framing size/spacing as above.
 Less than 14", sheathed on one side, attached to top and bottom plate, or solid blocking.

- Fireblocking called out? R602.8

- Are there prescriptive Alternate braced wall panels proposed? R602.10.6

- Are there any engineered components?

No Yes

- Are there any engineered connectors?
 Are there any engineered fasteners?

- Do bearing points transfer loads to the foundation or pads?

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Is Structural Wall Plan-First Level approved as submitted?

Life Safety, Floor Plan-First Level (i.e. basement)

Red No Yes

- Is the lowest level Unfinished? (posts & beams only)
- Is the lowest level Semi-finished? (walls framed, no utilities)
- Is the lowest level Finished? (drywalled)
- Are the floor plans dimensioned?
- Uses of all areas identified?
- Are ceiling heights shown? R305.1
- Is there at least one emergency escape and rescue opening complying R310? Basements require one means of egress – local amendment
- Is the exit door required by 311.4.1 on this level?
Red No Yes
 - Min. 3'-0"
 - Not Garage Door
 - Landing each side, maximum 1½" threshold
 - Does the exit door comply?
- House/garage door 20 min. or solid core w/self closer? Local Amendment
- Is there at least one smoke alarm for each level? R313.1
- Are smoke alarms required in existing structure R313.1.1 (Any work done inside triggers requirement for smoke alarms hardwired or lithium battery.)
- Are there bedrooms or potential bedrooms? (If has closet, require smoke alarms and escape and rescue opening per Local Amendment)
Red No Yes
 - Bedroom access through garage not permitted 309.1?
 - Rooms not reviewed as sleeping rooms redlined? Admin
- Is there an approved emergency escape and rescue opening for each bedroom? R310.1
Red No Yes
 - Minimum height 24" clear opening
 - Minimum width 20" clear opening
 - Minimum total clear area of 5.7 sq. ft. Local amend.
 - Maximum sill height above F.F. 44"

Red No Yes

- Do window wells comply with the minimum requirements of R310.2?
Red No Yes
 - Horizontal Area? >3' & min. 9 sq. ft. (casements reduce area)
 - Ladder/Steps?
 - Covers?
 - Not obstructed by Decks, etc.?(minimum 6'-8" headroom)
- Vent less appliances not permitted. Local Amendment
- Are gas fired appliances accessed through a bedroom or bathroom G2406.2
Red No Yes
 - Direct vent
 - Self closing, sealed solid door G2406.2 exception 5
 - Combustion air
- Are smoke alarms shown and properly located? R313
- Do doors meet landing requirements? R311.4.3
- Do windows and doors meet tempered glazing requirements? R308
Red No Yes
 - Tub & Shower enclosures <60" above walking surface
 - Adjacent to Door in closed ≤ 24" arc from vert edge & <60" FF
 - Stairway tread nosing < 60" plane horz & vert & <60" + nosing
 - Other R308.4
- Do guards comply with the requirements of R312?
Red No Yes
 - Height minimum 36"?
 - Spacing 4" sphere can not pass?
- Do stairways comply with requirements of R311.5?
Red No Yes
 - Width (≥ 36")
 - Headroom (≥ 6'-8") R311.5.2
 - Treads (≥ 10") R311.5.3.2
 - Risers (< 7 ¾") R311.5.3.1
 - Landings (min. 36" or width of stair, top & bottom) R311.5.4
 - Handrails (34"-38") (4 or more risers) R311.5.6

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Red No Yes

- Illumination R311.5.7
- Guards ($\geq 36''$, $< 4''$ openings) (If more than 30" AFF) R312
- Swing of doors @ landings R311.5.4
- Vertical rise $\leq 12'$ between levels or landings R311.5.4
- Special Stairways R311.5.8

Red No Yes

- Ramps R311.6
- Is 5/8" type-x gypsum wallboard specified for the following locations:
 - Red No Yes
 - Dwelling separation walls R317.1 or R317.2
 - House/garage separation? R309.2 Local Amendment
 - Red No Yes
 - Supporting walls R309.2
 - Penetrations R309.1
 - Enclosed usable space under stairs? R311.2.2 Local Amendment
- 5/8" gypsum or ceiling board required on ceilings, when framing members exceed 16 inches on center? (Gypsum standards)
- Foam Plastics, 15 min. thermal barrier? R314 (1/2" Gypsum meets req.)
- Is Life Safety, Floor Plan-First Level approved as submitted?

Structural Floor Plan-Second Level

- Structural Floor
 - Red No Yes
 - Are floor joists sizes and spans adequate? R502.3
 - Are posts/columns adequately sized?
 - Is a decay resistant plate/connector shown? R407.1
 - Are beams adequately sized?
 - Are post/beam connections shown to resist uplift? R502.9
 - Rim board or continuous blocking shown for bearing system? R502.7
 - Is the floor sheathing adequate? R503.2
 - Are there cantilevers? R502.3.3
 - No Yes
 - Adequately spanned? R502.3.3(1)

- Deck load? R502.3.3(2)
- Roof load? R502.3.3

Red No Yes

- Do bearing points transfer loads to the foundation or pads?
- Is Structural Floor Plan-Second Level approved as submitted?

Life Safety, Floor Plan-Second & Third Level

Red No Yes

- Are the floor plans dimensioned?
- Uses of all areas identified?
- Are ceiling heights shown? R305.1
- Is the exit door required by 311.4.1 on this level?
 - Red No Yes
 - Min. 3'-0"
 - Not Garage Door
 - Landing each side, maximum 1 1/2" threshold
 - Does the exit door comply?
- House/garage door 20 min. or solid core w/self closer? Local Amendment
- Is there at least one smoke alarm for each level? R313.1
- Are smoke alarms required in existing structure R313.1.1 (Any work done inside triggers requirement for smoke alarms hard wired or lithium battery.)
- Are there bedrooms or potential bedrooms? (If has closet, require smoke alarms and escape and rescue opening per Local Amendment)
 - Red No Yes
 - Bedroom access through garage not permitted 309.1?
 - Rooms not reviewed as sleeping rooms redlined? Admin
- Is there an approved emergency escape and rescue opening for each bedroom? R310.1
 - Red No Yes
 - Minimum height 24" clear opening
 - Minimum width 20" clear opening
 - Minimum total clear area of 5.7 sq. ft.
 - Maximum sill height above F.F. 44"
- Vent less appliances not permitted. Local Amendment

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Red No Yes

Are gas fired appliances accessed through a bedroom or bathroom G2406.2

Red No Yes

Direct vent

Self closing, sealed solid door G2406.2 exception 5

Combustion air

Are smoke alarms shown and properly located? R313

Do doors meet landing requirements? R311.4.3

Do windows and doors meet tempered glazing requirements? R308

Red No Yes

Tub & Shower enclosures <60" above walking surface

Adjacent to Door in closed $\leq 24"$ arc from vert edge & <60" FF

Stairway tread nosing < 60" plane horz & vert & <60" + nosing

Other R308.4

Do guards comply with the requirements of R312?

Red No Yes

Height minimum 36"?

Spacing 4" sphere can not pass?

Do stairways comply with requirements of R311.5?

Red No Yes

Width ($\geq 36"$)

Headroom ($\geq 6'-8"$) R311.5.2

Treads ($\geq 10"$) R311.5.3.2

Risers ($< 7 \frac{3}{4}"$) R311.5.3.1

Landings (min. 36" or width of stair, top & bottom) R311.5.4

Handrails (34"-38") (4 or more risers) R311.5.6

Illumination R311.5.7

Guards ($\geq 36"$, < 4" openings) (If more than 30" AFF) R312

Swing of doors @ landings R311.5.4

Vertical rise $\leq 12'$ between levels or landings R311.5.4

Special Stairways R311.5.8

Ramps R311.6

Red No Yes

Is 5/8" type-x gypsum wallboard specified for the following locations:

Red No Yes

Dwelling separation walls R317.1 or R317.2

Red No Yes

House/garage separation? R309.2 Local Amendment

Red No Yes

Supporting walls R309.2

Penetrations R309.1

Enclosed usable space under stairs? R311.2.2 Local Amendment

Red No Yes

5/8" gypsum or ceiling board required on ceilings, when framing members exceed 16 inches on center? (Gypsum standards)

Foam Plastics, 15 min. thermal barrier? R314 (1/2" Gypsum meets req.)

Is Life Safety, Floor Plan-Second Level approved as submitted?

Elevations

Red No Yes

Do elevations show grade?

No Yes

Existing?

Proposed?

Does the dwelling meet the height limitations of the EVDC 1.9?

Is a height certificate required for permit approval?

At foundation inspection?

Do elevations show the type of materials being used for exterior veneer?

Window installation require in progress inspections?

Do veneer materials shown on the plans require a weather-resistant envelope? Table R703.4

Red No Yes

Installed per Manufacturer specifications?

Weather resistant membrane (house wrap) required? R703.2

Veneer clearance of 1" to concrete pads and slabs? Local (Concrete not in contact w/wood?)

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Red No Yes

- If stone, brick, stucco, EIFS do plans show:
Red No Yes
 Details on installation provided? Drainage, Flashing?
 Are the manufacturer's installation instructions included
No Yes
 If not provided, require at wrap inspection?
 Is the requirement for a Certified Installer documented? (EFIS)
 Is the requirement for a Certificate of Installation noted for stone, stucco, EIFS?
 Are porches, decks, and balconies, etc. shown.
 Do light fixtures on the exterior meet the provisions of the EVDC 7.9?
 Is Gas vent terminations shown on plan? G2427.6.5
Red No Yes
 2 feet above highest point within 10'?
 Gutters & downspouts w/splash blocks shown to direct water away?
Red No Yes
 Provide Min. 6" within 10' slope or swale from building or roof drain R401.3
 Are Elevations approved as submitted?

Structural Roof Plan

Red No Yes

- Does the design roof snow load comply with the elevation requirements of Table 301.2(1)
 Is the roof designed to the climactic and geographic design criteria for Estes Park (Wind Speed; 105 mph, exposure C, 3 second gust)
 Engineered
No Yes
 Trusses Pre-engineered
 Cantilevers
 Roofs attached to floor cantilevers
 Beams
 Connector/Fasteners

- Prescriptive requirements R802.3

No Yes

- Rafters sizes and spans adequate? R802.5

No Yes

- Beams sizes and spans adequate?

- Ceiling joists sizes and spans adequate?

- Connectors/Fasteners shown?

- Combination of engineered and prescriptive

Red No Yes

- Are roof pitches shown?

- Is roof ridge beam shown?

No Yes

- Sized adequately?

- If slope < 3:12 require beam. R802.3

- Is roof ridge board shown?

No Yes

- Perlins R802.5.1

- Crossties R802.3.1 (Min. 1x4)

No Yes

- Connections R602.3(1)

- If not at plate, beam required?

No Yes

- At plate, spacing at 4' o.c.

No Yes

- 1/3rd distance off plate, spacing at 24" o.c.

- 1/2 distance off plate, spacing at 16" o.c.

- > 1/2 distance off plate, require engineering.

Red No Yes

- Is lateral blocking at the roof/wall line shown? Admin

- Members that are > 2x10's R802.8

- Are trusses or roof joist fastened to resist uplift? R802.11.1

- Are under frame ceiling joists sizes and spans adequate? R802.3.1

- Are look outs fastened to resist uplift at bearing wall?

- Min. @ 48" o.c. starting as close to lower edge R802.11.1?

- Do bearing points transfer loads to the foundation or pads?

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- Are sleepers at over frames shown?
No Yes
- Over frame sizes and spans adequate? R802.5
- Does Roof sheathing comply with R803?
- Does roof underlayment show ice and water shield for roof pitches <4/12? R905.2.7
- Is type of roof shingle noted on plan? R905.1
Red No Yes
- Is roof dead load adjusted for material used?
- Is framing sufficient for weight?
- Asphalt shingles on 2:12 slope or greater R905.2.2
- Are roofs attached to cantilevers?
 Is engineering submitted? (Joist or Truss Mfg. Sufficient)
- Does roof ventilation comply with the requirements of R806?
 ≥ 1 to 150 of the area of space ventilated.
 ≥ 1 to 300 if provide vents in upper & lower portion
- Attic access required if 30 sq. ft & vertical height of 30" or greater. R807
 Min. opening size 22" x 30" w/ 30" of height.
- Is Structural Roof Plan approved as submitted?

Energy

Red No Yes

- Has Energy Compliance documentation been submitted?
- Does foundation insulation comply with documentation?
No Yes
- Details consistent with N1102.1.6 top of slab
- Exterior foundation insulation protected per N1102.1.9
- Does underfloor space insulation comply with documentation?
No Yes
- Consistent with framing details
- Blanket crawl wall insulation comply with N1102.1.7

Red No Yes

- Do exterior walls comply with the Energy Compliance doc?
No Yes
- Consistent with framing details?
- Do windows and doors meet the requirements of the Energy Compliance Plan U-factor ratings?
- Does ceiling/roof system comply with the Energy Compliance?
 Consistent with framing details?
- If foam plastic is shown, does it show an adequate thermal barrier? R314
- Ductwork, Hydronics in unconditioned space insulated? N1103.3
- In Floor heat, material used, manufacturers specifications at inspection required. Slab insulation requires an additional R-5 prescriptive pkg.
- Does heating/cooling equipment comply with energy compliance documentation?
- Minimum requirements for additions Admin
No Yes
- R-38 Ceilings (min. rafter size 2x12, or foam)
- R-19 Walls
- R-25 Floors over unheated space
- R-10 Slab
- R-13 Crawl
- R-10 Crawl (continuous insulation)
- .35 U-factor windows/ .60 Skylights

- Is Energy Plan approved as submitted?

Note: Batt insulation R-3 per inch. Fiberglass Blown-in R-2.25 per inch. Cellulose Blown-in R-3.5 per inch. Foam Board (Dow) 3.84 (expanded), 4.92 (extruded) per inch.

Appliances

Red No Yes

- Are there fuel-fired appliances? (Vent less prohibited, Local Amend.)
Red No Yes
- Type of fuel?
- Natural Gas
- Has the Gas Line been sized?

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- Propane (See Larimer County handout) Per 303.2 handbook
 - Sealed Combustion Chamber
 - Sniffer shown? (Propane Gas Detector)
 - Selonoid shown? (Shut off outside of building at source)
 - Alarm shown? (Audible to sleeping Rm)
 - Floor Drain, slope to outside.

Red No Yes

- Is location of equipment permitted? (Bedroom/Bath) G2406.2
- Is gas pipe properly sized?
- Does Gas meter location meet Xcel req'd of 3' from opening?
- Does location requires elevating source of ignition?
Garage or room accessed off of garage? G2408.2
- Is combustion air shown? G2407.1 - M1701 (304.1)

Red No Yes

- Access to appliances M1305

Red No Yes

- In room/compartment? M1305.1.2
- Attic? M1305.1.3
- Under floor? M1305.1.4

- In-Floor heat? Hydronic Piping Systems M2101.1

- Do dryer ducts comply with M1501.3? ($\leq 25^\circ$ & -5° for 90° , -2.5° for 45°)

Red No Yes

- Vent not within 3 feet of window?
- Manufactures instructions?
- Booster Fan?

- Electric panel boards clear walking space $\geq 30''$ wide x $36''$ center on panel.
E3305.3

- Are exhaust fans required?

Red No Yes

- Comply with M1506?
(vent not in residence or another dwelling)
- Bathrooms R303.3
(Rooms without an operable window > 3 sq. ft.)

- Termination location of radon vents comply?

Red No Yes

- Does Kitchen Range exhaust comply with M1502.1?

Red No Yes

- Gas Range (Vent to the outside, Local Amendment)
- Electric Range (Per manufactures specifications)

- Hot water heater located on framing require pan? P2801.5

- Water/Sewer lines have distance required?

Red No Yes

- If cross, sleeve min. 10' each side.

- Are Appliances approved as submitted?

Decks, Balconies, Porches, etc. 502.2.1

Red No Yes

- Are decks, balconies, and porches shown on the plans?

- Are they dimensioned?

- Are square footages of all areas determined and recorded on application.

- Decks

- Porches

- Balconies

- Are submittals complete enough for review?

Foundation Plan - Decks, Balconies, Porches

Type of foundation system?

- Concrete Pier

- Other

How is foundation system designed?

- Engineered

- Prescriptive (ICC Handout or Min. Larimer County standards)

- Combination of engineered and prescriptive

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Red No Yes

- Does foundation system require engineering?
Red No Yes
- Details less than ICC handout or Larimer County standards?
- Piers pinned to bedrock?
- Do soil conditions require engineering for permit approval?
Riparian area? Geo hazard area? Flood plain?
- Does frost depth comply with Table 301.2(1) (Minimum 30")
- Does foundation design meets the min. soil bearing capacity R401.4.1?
Red No Yes
- 4000 psf
- Are foundation pads shown on the plan?
Red No Yes
- Are size of pads adequate?
- Is pad reinforcement adequate?
- Are piers shown on the plan?
Red No Yes
- Are they spaced adequately?
- Is diameter of piers adequate?
- Are posts anchored to piers/foundation? R407.3
- Is a decay resistant plate/connector shown? R319.1.3
- Is foundation plan approved as submitted?

Structural Floor Plan- Decks, Balconies, Porches

How are decks, balconies, and porches designed?

- Slab on grade (S.O.G.)
- Structural Floor
Red No Yes
- Type/grade of lumber provided?
Red No Yes
- CCA not allowed in Res. (ACQ or DOT)
- Distance to grade? Minimum 12" R319.1.2
Red No Yes
- Decay resistant lumber shown?
- Are posts/columns adequately sized?

Red No Yes

- Are posts sized for height of column?
- Are beams adequately sized?
- Beam/column connection provided?
- Are beams spliced only at bearing points?
- Do bearing points transfer loads to the foundation or pads?
- Are floor joists sizes and spans adequate?
Red No Yes
- Min. 60 psf for Exterior decks, Balconies, Porches.
- Commercial decks live load per use.
- Sized for Hot Tubs at 100 psf?
Red No Yes
- Tempered glazing shown within 5' R308.9
- Commercial routed to Health Dept?

Red No Yes

- Are decks, balconies, porches cantilevered? 502.3.3(2)
Red No Yes
- Ratio of back span/cantilever at least 2:1 Note b
- Cantilever span comply with Table 502.3.3(2)
- Is connection sized for uplift? Note c
- Is solid blocking shown at cantilever support? Note e
- Is full depth rim joist shown at cantilever end? Note e
- Engineered wood shown?
- Listed for exterior use per Mfg. Specifications
- Is the joist span adequate for decking used?
- Are fasteners and connectors corrosive resistant and approved for their use?
- Are there any engineered components?
- Are there any engineered connectors?
- Are there any engineered fasteners?
- Is gas meter located under deck? (Xcel)
- 12" min Clear from meter top to joist bottom?
- Accessible from side or 3x3 hatch?

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Red No Yes

Is ledger sized adequate?

60 psf for decks:

Red No Yes

(2) Lag bolts at maximum 16" o.c.R502.2.1

Ledger Locs stagger 1 up and 1 down at 16" o.c.

100 psf for Hot Tubs:

(2) Lag bolts at maximum 8" o.c.

Ledger Locs stagger 1 up and 1 down at 8" o.c.

Red No Yes

Attached to adequate existing Rim?

Attached to floor cantilever?

Engineering submitted?

Fasteners size and span adequate?

Flashing shown?

House wrap continued under ledger?

Existing siding removed to attach ledger?

Are decks attached to existing deck?

Existing Size/Span adequate?

Are decks attached to deck cantilevers?

Is engineering submitted? (Joist or Truss Mfg. Sufficient)

Are decks attached to roof cantilevers?

Is engineering submitted? (Joist or Truss Mfg. Sufficient)

Is Structural Floor Plan- Decks, Balconies, Porches approved as submitted?

Structural Roof Plan - Decks, Balconies, Porches

Red No Yes

Does the design roof snow load comply with the elevation requirements of Table 301.2(1)

Is the roof designed to the climactic and geographic design criteria for Estes Park (Wind Speed; 105 mph, exposure C, 3 second gust)

Engineered

No Yes

Trusses Pre-engineered

Cantilevers

Roofs attached to floor cantilevers

Beams

Connector/Fasteners

Prescriptive requirements R802.3

No Yes

Rafters sizes and spans adequate? R802.5

No Yes

Beams sizes and spans adequate?

Ceiling joists sizes and spans adequate?

Connectors/Fasteners shown?

Combination of engineered and prescriptive

Red No Yes

Are roof pitches shown?

Is roof ridge beam shown?

No Yes

Sized adequately?

If slope < 3:12 require beam. R802.3

Is roof ridge board shown?

No Yes

Perlins R802.5.1

Crossties R802.3.1 (Min. 1x4)

No Yes

Connections R602.3(1)

If not at plate, beam required?

No Yes

At plate, spacing at 4' o.c.

No Yes

1/3rd distance off plate, spacing at 24" o.c.

1/2 distance off plate, spacing at 16" o.c.

> 1/2 distance off plate, require engineering.

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Red No Yes

- Is lateral blocking at the roof/wall line shown? Admin
 - Members that are > 2x10's R802.8
- Are trusses or roof joist fastened to resist uplift? R802.11.1
- Are under frame ceiling joists sizes and spans adequate? R802.3.1
- Are look outs fastened to resist uplift at bearing wall?
 - Min. @ 48" o.c. starting as close to lower edge R802.11.1?
- Do bearing points transfer loads to the foundation or pads?
- Are sleepers at over frames shown?
 - No Yes
 - Over frame sizes and spans adequate? R802.5
- Does Roof sheathing comply with R803?
- Does roof underlayment show ice and water shield for roof pitches < 4/12? R905.2.7
- Is type of roof shingle noted on plan? R905.1
 - Red No Yes
 - Is roof dead load adjusted for material used?
 - Is framing sufficient for weight?
 - Asphalt shingles on 2:12 slope or greater R905.2.2
- Are roofs attached to cantilevers?
 - Is engineering submitted? (Joist or Truss Mfg. Sufficient)
- Does roof ventilation comply with the requirements of R806?
 - ≥ 1 to 150 of the area of space ventilated.
- Attic access required if 30 sq. ft & vertical height of 30" or greater. R807
 - Red No Yes
 - Min. opening size 22" x 30" w/ 30" of height.
- Do light fixtures on the exterior meet the provisions of the EVDC 7.9?
- Is Structural Roof Plan approved as submitted?

Life Safety, Floor Plan- Decks, Balconies, Porches

Red No Yes

- Are openings in existing walls shown?

Red No Yes

- Is deck blocking emergency escape openings?
 - Red No Yes
 - Is min. 6'-8" clearance under deck shown?
- Do windows and doors meet tempered glazing requirements? (R308)
- Are gas line outlets shown?
- Do guards comply with the requirements of R312?
 - Red No Yes
 - Height minimum 36"?
 - Spacing 4" sphere can not pass?
- Horz load 200 psf, infill 50 psf. R301.5
- Do stairways comply with requirements of R311.5?
 - Red No Yes
 - Width (≥ 36")
 - Headroom (≥ 6'-8") R311.5.2
 - Treads (≥ 10") R311.5.3.2
 - Risers (< 7 3/4") R311.5.3.1
 - Landings (min. 36" or width of stair, top & bottom) R311.5.4
 - Handrails (34"-38") (4 or more risers) R311.5.6
 - Illumination R311.5.7
 - Guards (≥ 36", < 4" openings) (If more than 30" AFF) R312
 - Swing of doors @ landings R311.5.4
 - Vertical rise ≤ 12' between levels or landings R311.5.4
 - Special Stairways R311.5.8
- Ramps R311.6
- Are smoke alarms required in existing structure.
(Any work done inside triggers requirement for smoke alarms hardwired or with lithium battery if no access)
- Are Decks, Balconies, Porches, etc. approved as submitted?